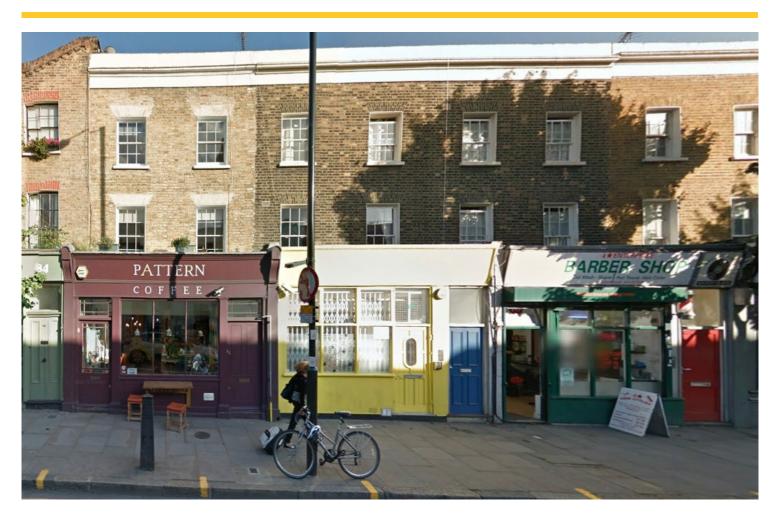
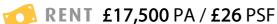
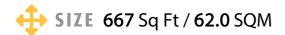
SHOP TO LET

80 Caledonian Road, Kings Cross, London, N1 9DN













CONTACT Elliot Goodman 020 7843 3793 07773 038 190 elliot.g@pearl-coutts.co.uk

80 Caledonian Road, Kings Cross, London, N1 9DN

THE SPACE

LOCATION

NEARBY

₩ 19 Gyms

20+ Bars / Pubs

20+ Accountants

20+ Cafes

20+ Parking Places

11 20+ Restaurants

15 ATMs

5 Banks

1 Meal Delivery

3 Post Offices

Bus Routes

17, 30, 46, 63, 73, 91, 205, 214, 259, 390, 476

★ King's Cross & St Pancras Int.

East Midlands Railway First Hull Trains Grand Ce Thameslink Lumo

→ King's Cross & St Pancras Int.

cle H'smith & City Metropolitan Northern

Angel

USE

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

Available upon request.

FEES

There is a one-off administration fee of £ + VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.



